

**174**

**HOWTH ROAD**

**• DUBLIN 3 •**

**NAI** Hooke & MacDonald  
Commercial

**Prime Residential Development Opportunity**  
**Full Planning Permission for 38 Apartments**



Killester DART Station

DART LINE

Site Area  
0.24 hectares  
(0.59 acres)

HOWTH ROAD

## KEY HIGHLIGHTS



Full Planning Permission for 38 apartments



Prominent corner site on Howth Road beside Killester Village



Within a 5-minute walk of Killester DART Station



Strong apartment mix with emphasis on larger units



39 car parking spaces



45 bicycle spaces



Established residential location with limited competing supply



SuperValu is located within 100 metres



St Anne's Park

Killester DART Station

**174**  
HOWTH ROAD  
• DUBLIN 3 •

Clontarf Golf Club

DART Line

Howth Road

SuperValu



Dollymount Strand



Clontarf Castle Hotel



Harry Byrnes Pub



The Yacht Bar & Restaurant



The Royal Dublin Golf Club

## EXCELLENT LOCATION

The property is located on Howth Road, one of north Dublin's most desirable residential addresses. The surrounding area is characterised by high quality housing, mature neighbourhoods and an established amenity base.

The Clontarf area offers a unique combination of coastal living and urban convenience. The seafront promenade, St Anne's Park, multiple golf courses & sports clubs, North Bull Island Nature Reserve, and a wide range of cafés, restaurants and local services are all located within close proximity. Killester Village Centre,

which includes SuperValu, the main supermarket serving Clontarf, located less than 100 metres away

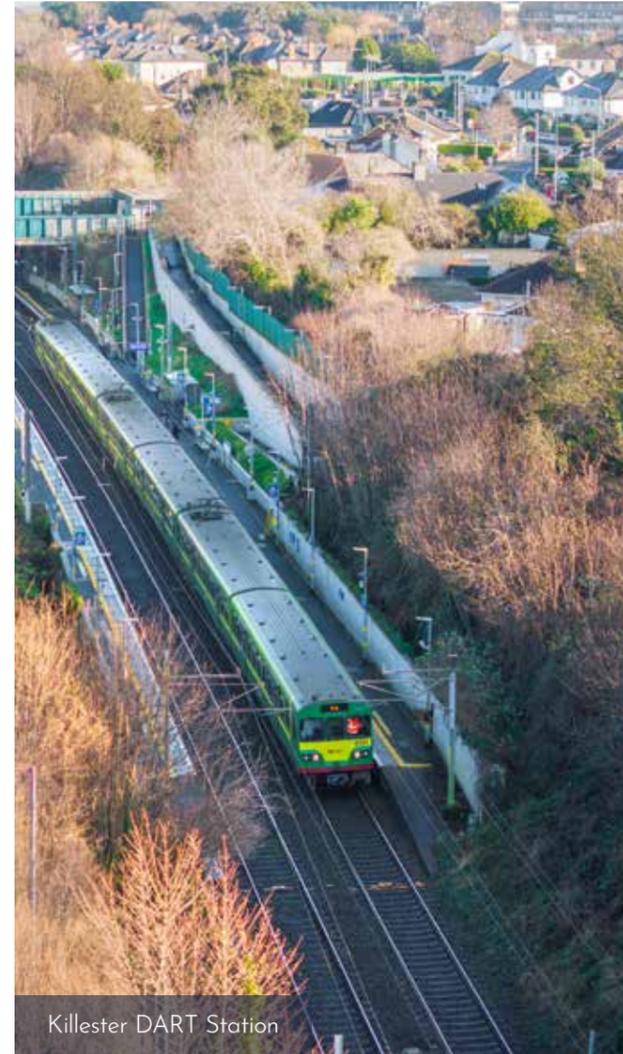
Adjacent to Killester Village centre, the location is exceptionally well served by public transport. Killester DART Station is located within a 5-minute walk, providing direct and frequent services to Dublin City Centre, the IFSC and Docklands. Numerous Dublin Bus routes also serve the area, while the city centre is accessible within a short commute.



Clontarf Tennis Club



The Royal Dublin Golf Course



Killester DART Station

## STRATEGIC LOCATION BENEFITS



5-minute walk to Killester DART Station



Direct access to Dublin City Centre and Docklands



Close proximity to St Anne's Park and the seafront



Established high value residential area



Strong local amenities and services



Excellent public transport connectivity



The Wooden Bridge



St Anne's Park



SuperValu



Dublin Bus - Clontarf Road

## DEVELOPMENT

The property benefits from Full Planning Permission for the development of 38 apartments arranged within a single apartment block over basement level car parking.

The scheme has been designed to deliver efficient, well proportioned units with strong private amenity provision, landscaped communal space and high quality residential accommodation aligned with current market requirements.

A number of apartments, particularly at upper levels, incorporate a study in addition to the designated bedrooms, offering flexibility of use and potential for home office or additional sleeping accommodation in certain apartments.

Several of the prominent upper floor apartments benefit from generous and extended private balconies, with select units offering external areas of up to approximately 32 sq m.

The upper floors, particularly at third and fourth floor level, are expected to benefit from open views to the south west over Clontarf Golf Club, southwards over the city and to the south east, enhancing the overall residential appeal of the scheme.

A strong emphasis has been placed on larger unit sizes, storage provision and private open space, appealing to both owner-occupier and investor demand.

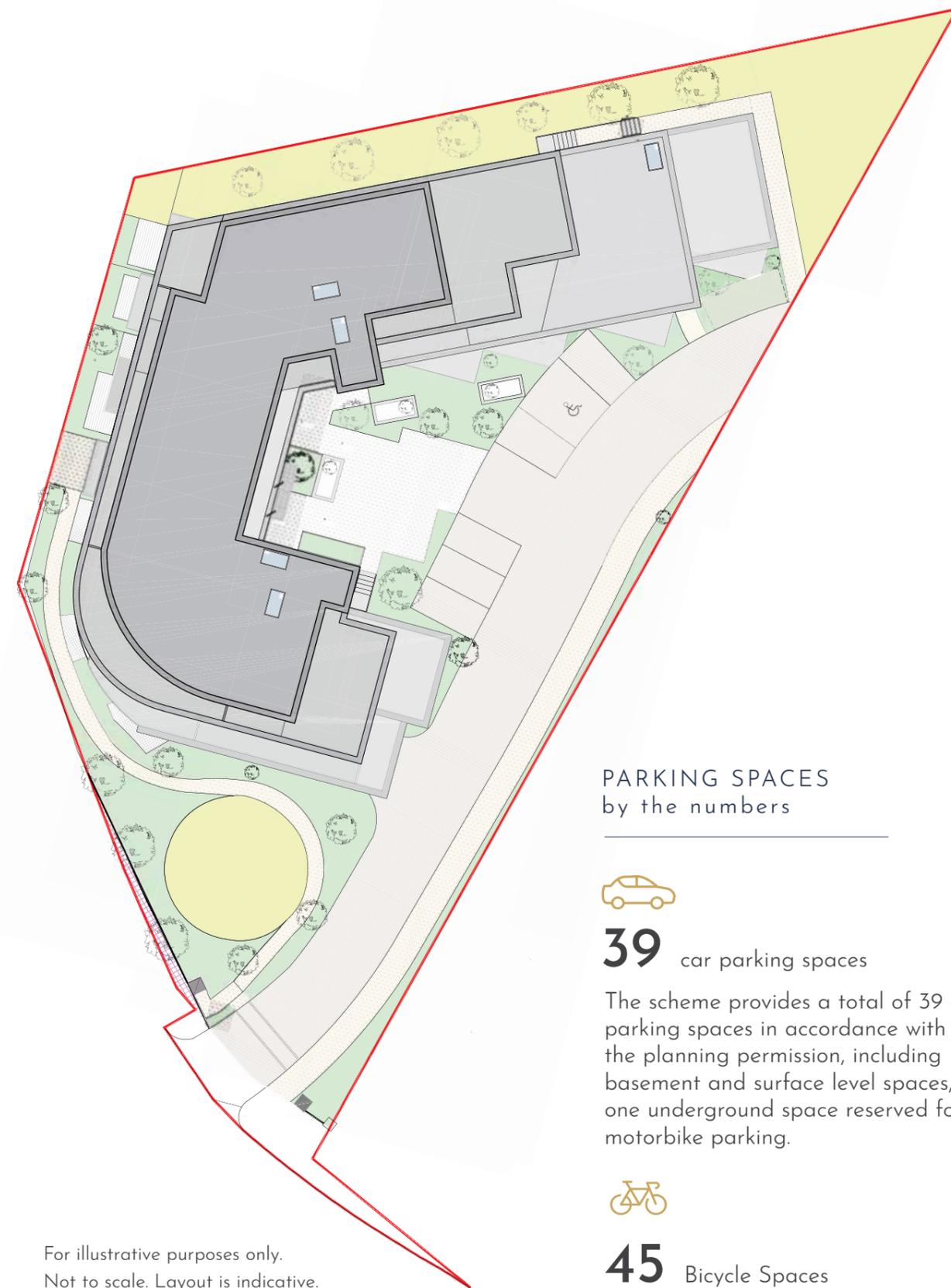
Unit Type	No. of Units	Size (sq.m)
Studio	1	39.0
1 Bedroom	11	49.8
2 Bedroom	26	86.8
<b>Total</b>	<b>38</b>	

Typically the two-bedroom apartments range from 80 - 107 sq.m.



CGI of Proposed Development

## SITE LAYOUT



### PARKING SPACES by the numbers



**39** car parking spaces

The scheme provides a total of 39 car parking spaces in accordance with the planning permission, including basement and surface level spaces, with one underground space reserved for motorbike parking.



**45** Bicycle Spaces

For illustrative purposes only. Not to scale. Layout is indicative.



CGI of Proposed Development

## ZONING

Under the Dublin City Development Plan 2022-2028, the property is zoned Z1 - Sustainable Residential Neighbourhoods.

The zoning objective is to protect, provide and improve residential amenities while allowing for appropriate residential development that is compatible with the established character of the area.

The zoning supports apartment development at this location, subject to compliance with development plan standards, design quality and residential amenity considerations.

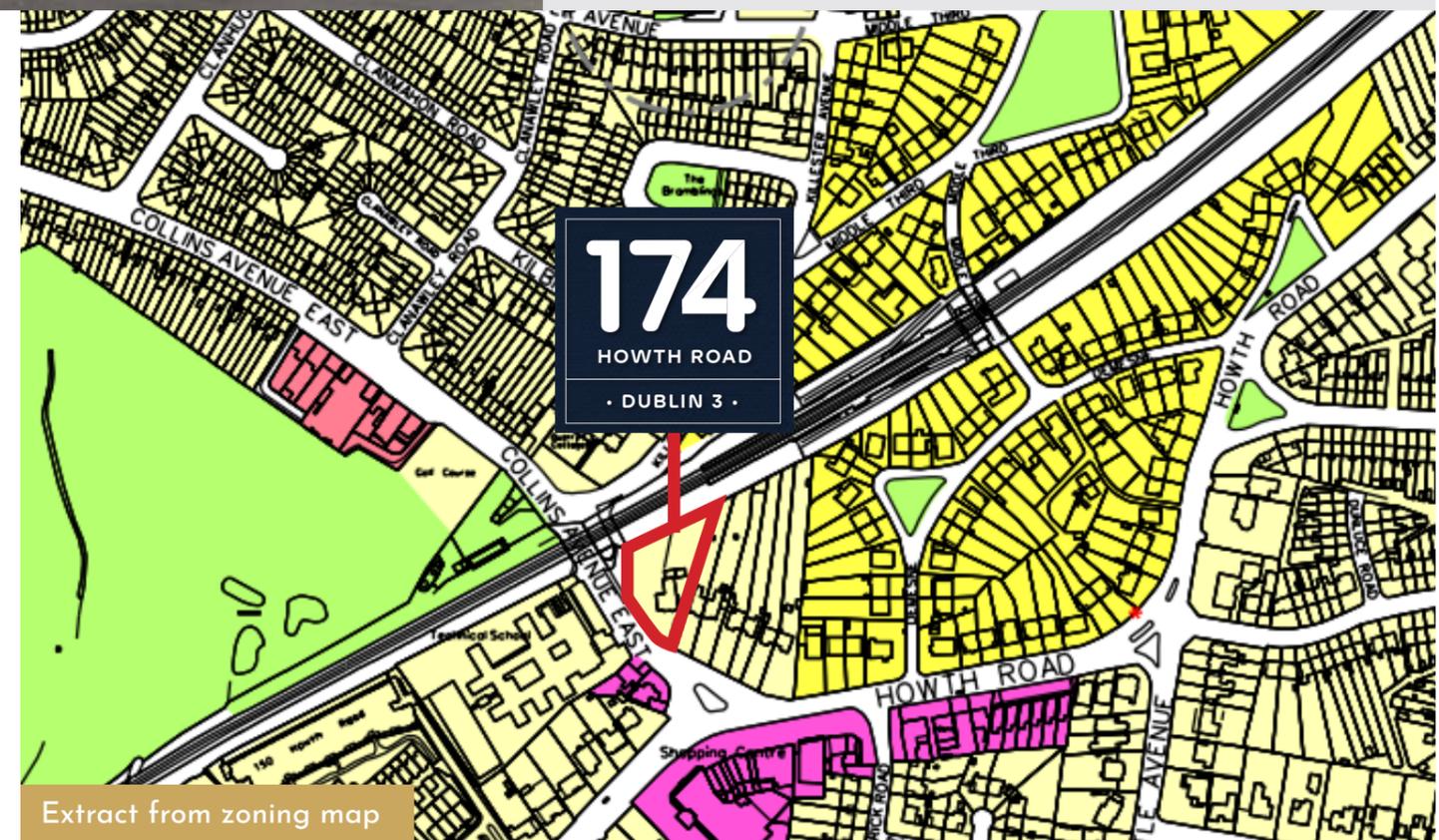
## PLANNING

The property benefits from Full Planning Permission for the demolition of the existing dwelling and the construction of a high quality residential development comprising 38 apartments arranged within a single apartment block rising from three to five storeys over basement level.

Planning permission was granted by An Bord Pleanála under Case Reference ABP-311136-21, following appeal from Dublin City Council Planning Reference 3501/20. The permission provides for a strong mix of studio, one and

two bedroom apartments, together with basement car parking, bicycle parking, private balconies and terraces, landscaped communal open space and all associated site and infrastructural works.

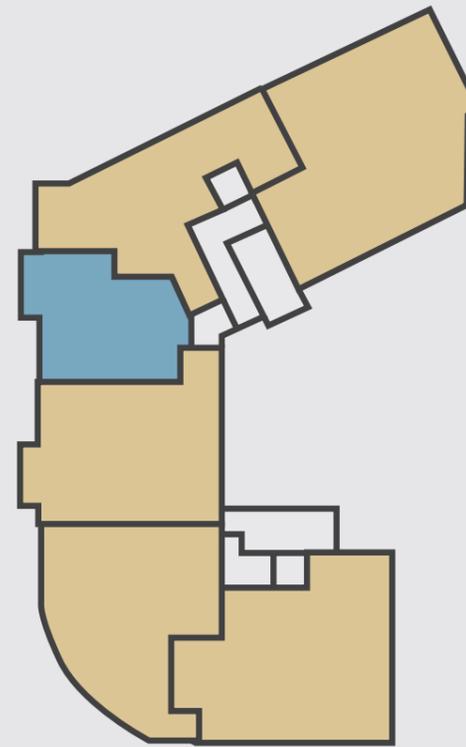
The planning permission benefits from a subsequently granted Extension of 31 months under DCC Ref. 3501/20/XA, extending the planning permission to 30 April 2030, offering purchasers certainty and flexibility around delivery timelines.



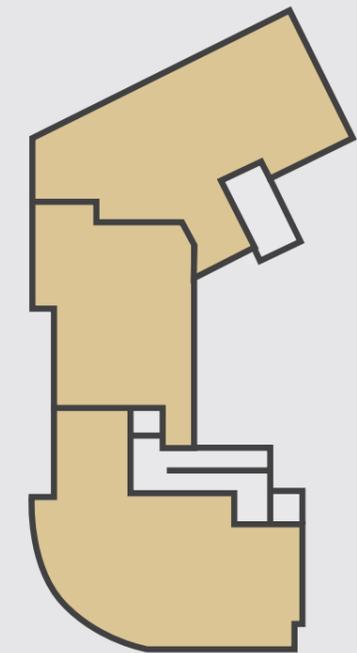
Extract from zoning map

# PROPOSED FLOOR LAYOUTS

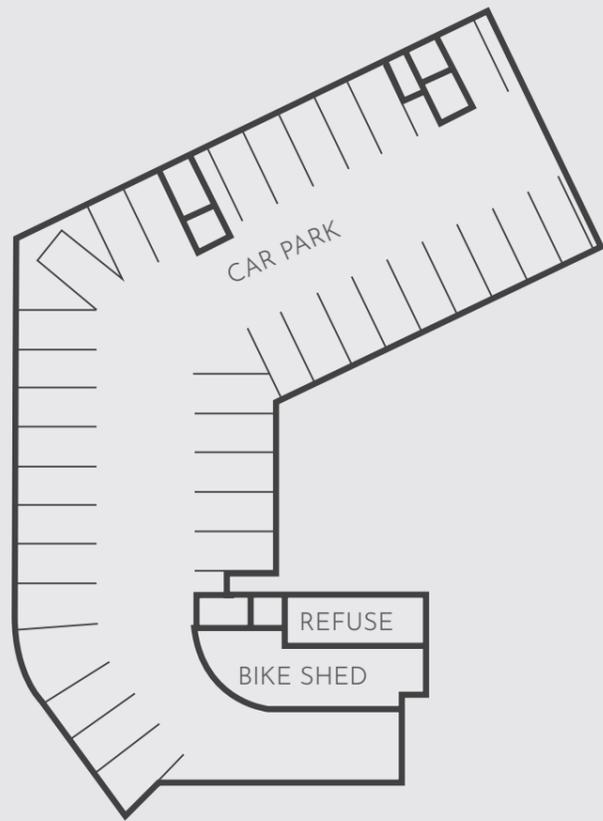
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 2 BEDROOM DUPLEX
- COMMON AREAS



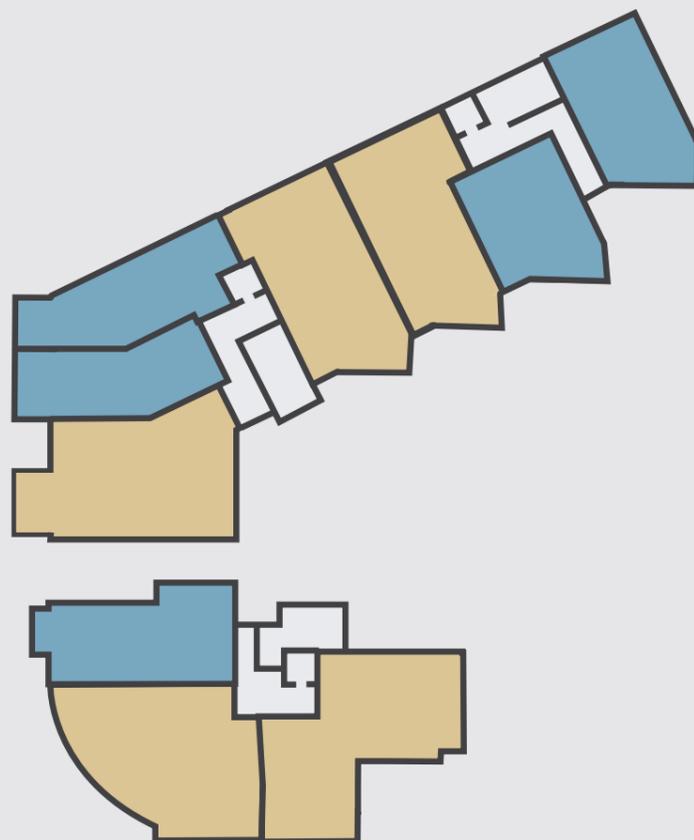
THIRD FLOOR



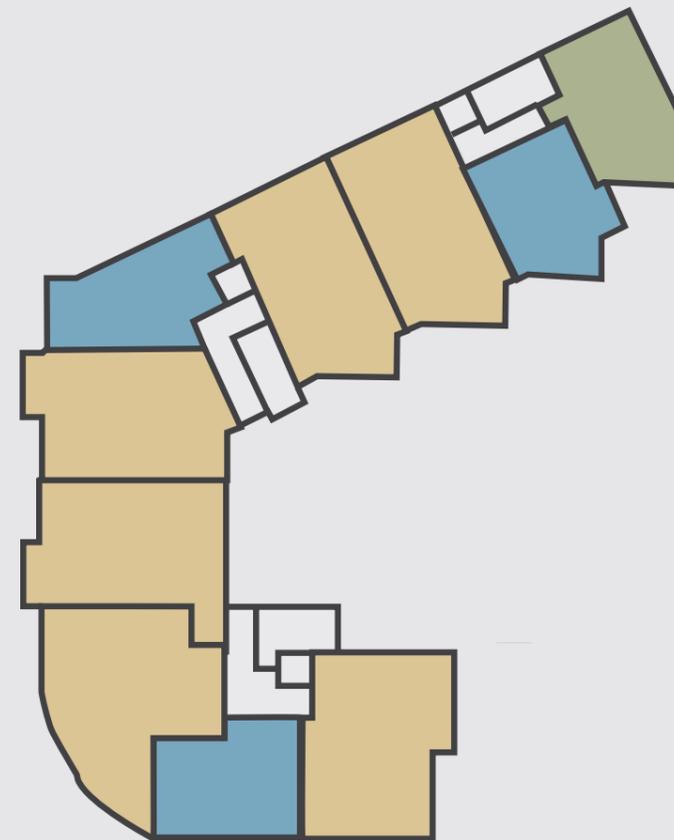
FOURTH FLOOR



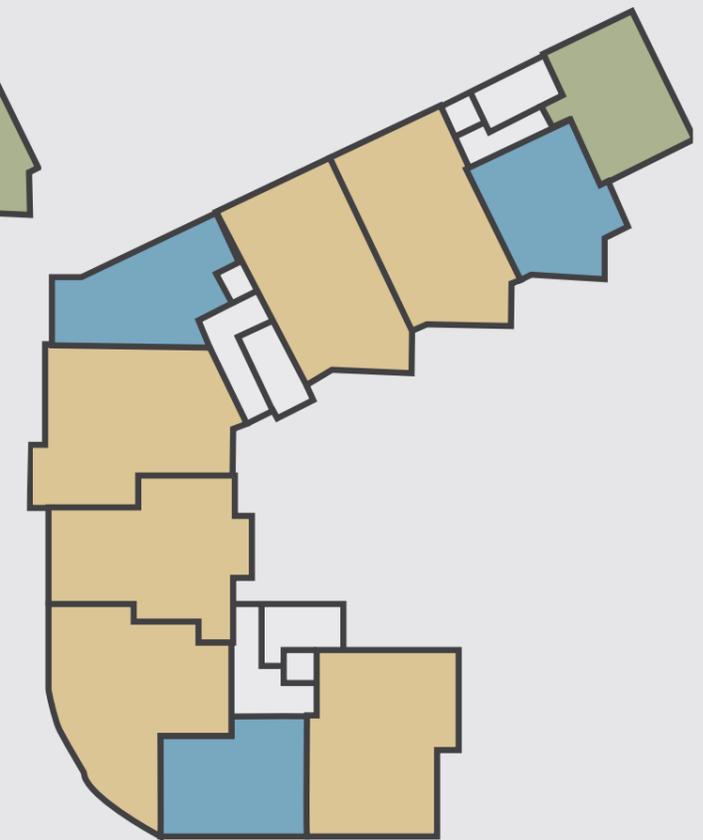
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## FURTHER INFORMATION

### Title

We understand the property is held freehold.

### Services

We understand all main services are available to the property. Interested parties should satisfy themselves as to the adequacy and availability of all services.

### Method of Sale

For sale by Private Treaty.

### Viewings

Strictly by appointment through the sole selling agent.

## CONTACT



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